



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 2, 2006
6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER

Chairperson Hughes called the regular meeting to order at 6:10 p.m.

Commission members present were: Mr. Michael Beckendorf, Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Robert Horton, Mr. Art Hughes, Mr. G.H. Jones, Mr. Don Maxwell, and Mr. Michael Parks.

Commission members absent were: none.

Staff members present were: Mr. Kevin Russell, Director of Development Services; Ms. Lindsey Guindi, Planning Manager; Mr. John Dean, Transportation Planner; Mr. Martin Zimmermann, Senior Planner; Mr. Randy Haynes, Staff Planner; Ms. Janis Hampton, Assistant City Attorney; and Ms. Charmaine McKinzie, Planning Recorder.

2. HEAR CITIZENS

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST

There were none.

4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)

a. **Approval of minutes from workshop and regular meetings on October 12, 2006.**

b. **Consideration – Final Plat FP06-21**

M. Zimmermann

Final plat of James Earl Rudder High School Subdivision, consisting of 99.84 acres of land adjoining the south side of Old Reliance Road approximately 2,700 feet to 3,800 feet east of Texas State Highway 6 in east Bryan, Brazos County, Texas.

c. **Consideration – Master Plan MP05-02**

M. Zimmermann

Master plan of Prosperity Acres Subdivision, consisting of 21.41 acres of land adjoining the east side of Texas State Highway 30 between Enchanted Oaks Drive and Bird Pond Road in Bryan's southeastern extraterritorial jurisdiction (ETJ).

d. **Consideration – Final Plat FP06-22**

M. Zimmermann

Final plat of Prosperity Acres Subdivision Phase 2, consisting of 8.34 acres of land adjoining the east side of Texas State Highway 30 between Enchanted Oaks Drive and Bird Pond Road in Bryan's southeastern extraterritorial jurisdiction (ETJ).

Commissioner Parks moved to approve the Consent Agenda. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.

REQUESTS FOR APPROVAL OF RESUBDIVISIONS

5. PUBLIC HEARING/CONSIDERATION – Replat RP05-07

J. Dean

A proposed resubdivision in the Ramsey Place Subdivision and the Ramsey Place Resubdivision, being 6.86 acres of land located west of the intersection of North and Texas Avenues in south central Bryan, Brazos County, Texas.

Mr. John Dean, Transportation Planner, presented a staff report (on file in the Development Services Department). Mr. Dean stated that this site is currently occupied by a large retail shopping center and a house; the remainder is vacant. The Site Development Review Committee and staff recommend approving this proposed replat.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Jones moved to approve Replat RP05-07. Commissioner Clark seconded the motion, and the motion passed with a unanimous vote.

6. PUBLIC HEARING/CONSIDERATION – Replat RP06-04

M. Zimmermann

A proposed resubdivision in Block 1 of Oak Glade Addition, being 1.032 acres of land located at the northwest corner of Finfeather and Turkey Creek Roads in southwestern Bryan, Brazos County, Texas.

Mr. Martin Zimmermann, Senior Planner, presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that this proposed replat shows the resubdivision of this one-acre tract into seven new lots, each of which is planned to be a single-family residential home site. The Site Development Review Committee and staff recommend approving this proposed replat. Mr. Zimmermann informed the Commission that he received a fax in support of this proposed replat from an owner of nearby property.

The public hearing was opened.

Mr. Joe Merka, of 800 Union Street, Bryan, Texas came forward to speak in favor of the proposed replat.

Ms. Sharon Anderson, of 2304 Sandy Lane, Bryan, Texas came forward to speak in favor of the proposed replat.

The public hearing was closed.

Commissioner Jones moved to approve Replat RP06-04. Commissioner Clark seconded the motion, and the motion passed with a unanimous vote.

REQUESTS FOR APPROVAL OF REZONINGS (Commission makes recommendation; City Council has final approval.)

7. PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-33

M. Zimmermann

A request to change the zoning classification from a combination of 'C-2' Retail and 'A-O' Agricultural-Open Districts, to a 'PD' Planned Development District allowing single-family residential, office and retail uses on 36.243 acres of land adjoining the northwest side of West Villa Maria Road between Mana Court and Kingsgate Drive in far southwestern Bryan, Texas.

Mr. Zimmermann presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that the development of these 36 acres is proposed to be primarily a single-family residential community. The development plan shows a total of 130 lots intended for single-family residential use. Approximately 2.4 acres near West Villa Maria Road are proposed to be reserved for nonresidential uses, specifically uses generally allowed in 'C-2' Retail Zoning districts, which include office as well as a wide range of retail sales activities.

Staff recommends approving the proposed Planned Development District, as requested. Staff contends this proposed Planned Development District will generally be compatible with existing and anticipated uses surrounding this property. Staff believes that the proposed layout of lots, blocks and streets as well as proposed land uses will have the most likely long-range benefit, balancing both public and private purposes.

The public hearing was opened.

Mr. Randy French, applicant, of College Station, Texas came forward to speak in favor of the request. Mr. French showed a slide presentation that included examples of proposed single-family dwellings, sidewalks and landscaping for this development.

Mr. Joe Schultz, agent, of 2900 Longmire, College Station, Texas addressed Commissioner's questions concerning gas lines, detention ponds, and parkland dedication.

The public hearing was closed.

Commissioner Bond moved to recommend approval of Rezoning RZ06-33, as requested, accepting the findings of staff. Commissioner Horton seconded the motion, and the motion passed with a unanimous vote.

8. PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-36

J. Dean

A request to change the zoning classification from 'RD-5' Residential District – 5000 to an 'R-NC' Residential Neighborhood Conservation District on all lots in Briargrove Addition, Third Installment, located around the intersection of Broadmoor Drive and Barak Circle in Bryan, Brazos County, Texas.

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Mr Haynes advised that the subdivision plat for the third phase of the Briargrove Addition was recorded in December of 1965. All of the lots in this subdivision phase are currently developed with single-family homes. Staff recommends approving 'R-NC' zoning for this entire subdivision phase, as requested.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Maxwell moved to recommend approval of Rezoning RZ06-36, as requested, accepting the findings of staff. Commissioner Jones seconded the motion, and the motion passed with a unanimous vote.

Commissioner Parks left the meeting at 6:38 p.m.

9. PUBLIC HEARING/CONSIDERATION – Rezoning RZ06-39

R. Haynes

A request to change the zoning classification from 'RD-7' Residential District – 7000 to an 'R-NC' Residential Neighborhood Conservation District on all lots in the Windover #1 Subdivision located along Kent and Bristol Streets in Bryan, Brazos County, Texas.

Mr. Haynes presented the staff report (on file in the Development Services Department). Mr Haynes advised that all lots in this subdivision phase are currently developed with single-family homes. Staff recommends approving 'R-NC' zoning for this entire subdivision phase, as requested.

The public hearing was opened.

Ms. Christi Monroe, of 2312 Oxford Street, Bryan, Texas advised the Commission that she likes things just the way they are.

The public hearing was closed.

Commissioner Jones moved to recommend approval of Rezoning RZ06-39, accepting the findings of staff. Commissioner Bond seconded the motion, and the motion passed with a unanimous vote.

10. ADJOURN

Without objection, Chairperson Hughes adjourned the meeting at 6:45p.m.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **2nd** day of **November, 2006**.

Art Hughes, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission